173.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	992,200 / 992,200
					USE VALUE:	992,200 / 992,200
					ASSESSED:	992,200 / 992,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114	-116	PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN SANJUN &
Owner 2:	HUANG YU
Owner 3:	
Street 1:	200 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FEDERAL HOME LOAN MORTGAGE -
Owner 2:	CORPORATION -
Street 1:	5000 PLANO PKWY
Twn/City:	CARROLLTON
St/Prov:	TX Cntry:
Postal:	75010

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3240 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3370.000	645,700		346,500	992,200
Total Card	0.077	645,700		346,500	992,200
Total Parcel	0.077	645,700		346,500	992,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.28 | /Parcel: 306.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114762
GIS Ref	
GIS Ref	
Insp Date	07/02/18

!13396!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	645,700	0	3,370.	346,500	992,200		Year end	12/23/2021
2021	105	FV	617,400	0	3,370.	346,500	963,900		Year End Roll	12/10/2020
2020	105	FV	617,500	0	3,370.	346,500	964,000	964,000	Year End Roll	12/18/2019
2019	105	FV	455,800	0	3,370.	341,600	797,400	797,400	Year End Roll	1/3/2019
2018	105	FV	455,800	0	3,370.	262,400	718,200	718,200	Year End Roll	12/20/2017
2017	105	FV	428,700	0	3,370.	247,500	676,200	676,200	Year End Roll	1/3/2017
2016	105	FV	428,700	0	3,370.	227,700	656,400	656,400	Year End	1/4/2016
2015	105	FV	384,100	0	3,370.	212,900	597,000	597,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:56:17

LAST REV

Date	Time
07/31/18	12:06:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13396

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEDERAL HOME LO	61076-60		1/29/2013	Bank Sale	460,000	No	No		
CONNEELY DARA/K	58448-92		2/8/2012	Forclosure	479,919	No	No		
CONNEELY DARA	48788-574		1/5/2007	Family	1	No	No		
PERGANTIS MICHA	25358-432		5/23/1995		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2013	589	Re-Roof	6,000	C				
1/25/2006	45	Siding	12,000			G7	GR FY07	
8/13/1996	388	Manual	4,000					REBUILD PORCHES
6/13/1995	321		3,500					REMODEL KIT/BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
12/17/2008	Measured	345	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114762
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3370		Sq. Ft.	Site		0	70.	1.47	6			Topo	-5					346,531						346,500	

Total AC/HA:	0.07736	Total SF/SM:	3370	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	346,531	Spl Credit		Total:	346,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97412407
Const Adj.:	0.99000001
Adj $ / SQ:	173.589
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	793283
Depreciation:	147551
Depreciated Total:	645733

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	3	HB	

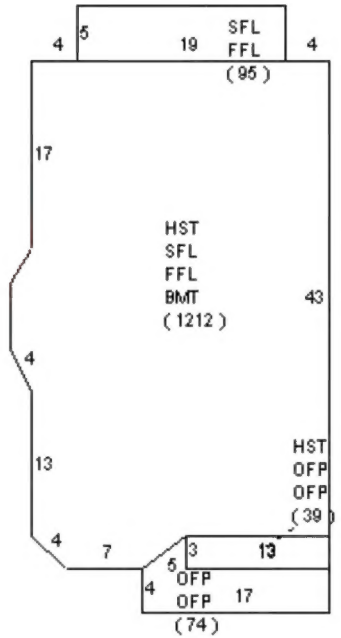
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
1	3	1	
Totals			
3	15	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.59
Special Features:	0	Val/Su Net:	138.03
Final Total:	645700	Val/Su SzAd	199.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,307	173.590	226,881
SFL	Second Floor	1,307	173.590	226,881
BMT	Basement	1,212	52.080	63,117
HST	Half Story	626	173.590	108,580
OFP	Open Porch	226	23.560	5,325

Net Sketched Area:	4,678			Total:	630,784
Size Ad	3239.5	Gross Area	5303	FinArea	3240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

173.0-0001-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	